

**AGENDA
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**

**PRE-REVIEW MEETING
MAY 2, 2019 at 4:00 P.M.
EAST CONFERENCE ROOM**

**REVIEW MEETING
MAY 9, 2019 at 5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM**

1. Roll Call
2. Approve the minutes of the April 11, 2019 Meeting
3. Approve the minutes of the April 23, 2019 Special Meeting
4. Opening Remarks

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

- | | | | |
|----|---|----------|--|
| 5. | Docket No. 09-95-18 | C | 14519 Detroit Avenue
One Lakewood Place |
| |
<input type="checkbox"/> Approve
<input type="checkbox"/> Deny
<input type="checkbox"/> Defer | |
George Papandreas, Exec. V. P.
Carnegie Management and Development Corp.
27500 Detroit Road, Suite 300
Westlake, Ohio 44145 |

Applicant proposes a mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, .5 acres of public space and a structured parking solution providing at least 710 parking spaces. This item was deferred from the April Special Meeting. (Page 4)

- | | | | |
|----|---|----------|---|
| 6. | Docket No. 02-09-19 | C | 13701/13901 Detroit Avenue and 1406 Wyandotte Avenue
Detroit and Bunts Market Rate Apartments |
| |
<input type="checkbox"/> Approve
<input type="checkbox"/> Deny
<input type="checkbox"/> Defer | |
Jerome Solove
Jerome Solove Development, Inc.
470 Olde Worthington Road, Suite 200
Westerville, Ohio 43082 |

Applicant requests the review and approval of a planned development consisting of two mid-rise apartment buildings and one parking garage on 2.12 acres, pursuant to section 1156 – planned development. The property is located in a C3, Commercial, General Business district. This item was deferred from the April meeting. (Page 6)

***The applicant has requested a deferral from the May meeting; presentation will be on the June 13, 2019 meeting.**

- | | | | |
|----|---|----------|--|
| 7. | Docket No. 03-20-19 | C | 16000 and 15801 Detroit Avenue
Market Rate Apartments |
| |
<input type="checkbox"/> Approve
<input type="checkbox"/> Deny
<input type="checkbox"/> Defer | |
Jerome Solove
Jerome Solove Development, Inc.
470 Olde Worthington Road, Suite 200 |

Applicant proposes a mixed-use development consisting of approximately 150 market rate, three-story apartments and parking on approximately 2.4 acres, located on the north and south sides of Detroit Avenue between Rosewood and Cranford Avenues. This item was deferred from the April meeting. (Page 9)

*The applicant has requested a deferral from the May meeting; presentation will be on the June 13, 2019 meeting.

- | | | | |
|----|-----------------------|---|---|
| 8. | Docket No. 04-33-19-A | C | 15408 and 15410 Madison Avenue
Book Brothers |
| | () Approve | | Chris Elfers |
| | () Deny | | Book Brothers |
| | () Defer | | 15408 Madison Avenue
Lakewood, Ohio 44107 |

Applicant proposes Applicant proposes awnings with signage at 15408 & 15410 Madison Avenue. This item was deferred from the April meeting. (Page 11)

SIGN REVIEW

- | | | |
|----|---|---|
| 9. | Docket No. 04-33-19-S | 15408 and 15410 Madison Avenue
Book Brothers |
| | <input type="checkbox"/> Approve
<input type="checkbox"/> Deny
<input type="checkbox"/> Defer | Chris Elfers
Book Brothers
15408 Madison Avenue
Lakewood, Ohio 44107 |

Applicant proposes awnings with signage at 15408 & 15410 Madison Avenue. This item was deferred from the April meeting. (Page 11)

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

- | | | | |
|-----|----------------------------------|----------|------------------------------|
| 10. | Docket No. 05-37-19 | R | 13880 Edgewater Drive |
| | <input type="checkbox"/> Approve | | Steven Tomasone |
| | <input type="checkbox"/> Deny | | 7231 Forestwood Drive |
| | <input type="checkbox"/> Defer | | Independence, Ohio 44131 |

Applicant proposes the demolition of an existing home and the construction of a new home. (Page 13)

- | | | | |
|-----|----------------------------|----------|-------------------------|
| 11. | Docket No. 05-38-19 | R | 2048 Lark Street |
| | () Approve | | Conrad Wilkinson |
| | () Deny | | 20186 Lark Street |
| | () Defer | | Lakewood, Ohio 44107 |

Applicant proposes exterior modifications of an existing home in order to add a second floor balcony with stairs on the south side of an existing home. (Page 22)

- | | | | |
|-------------|----------------------------|----------|---|
| 12. | Docket No. 05-39-19 | C | 14018 Detroit Avenue
Winking Lizard Tavern |
| () Approve | | | James A. Callam |

- ☐ Deny
- ☐ Defer

Winking Lizard Inc.
25300 Miles Road
Bedford Heights, Ohio 44146

Applicant proposes a new door and to replace the patio side with wood. (Page 27)

13. **Docket No. 05-40-19**

C

**13715 Madison Avenue
Angelo's Pizza**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Thomas Kess
Angelo's Pizza
13715 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes the change of sidewalk dining patio fence material from metal to wood. (Page 32)

SIGN REVIEW

14. **Docket No. 05-41-19**

**15625 Detroit Avenue
Lindey's Lake Bar**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Matthew Christopher
MPAC Construction
4732 E. High Street
Mantua, Ohio 44255

Applicant proposes two blade signs for a new business; one on each side of a corner building. (Page 38)

ADJOURN

Account: 101-0000-321. 30-01

REFERENCE No. PL18-002412
DOCKET No. 09-95-18
FEE PAID \$50.00 js cc

APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS

Property Address 14519 Detroit Ave; Lakewood, Ohio 44107 Business Name One Lakewood Place

Owner Name & Phone City of Lakewood & (216) 529-6635 (Bryce Sylvester) Owner Address 12650 Detroit Rd, Lakewood OH 44107

Project Description One Lakewood Place will be a vibrant mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, 0.5 acres of public space, and a structured parking solution providing roughly 750 parking spaces.

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)



Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)

Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.



Sign Review Board – (\$25.00)

New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.



Board of Building Standards – (\$25.00)

All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Submission Requirements:

Architectural Board of Review: 1-7, 9, 10 Sign Review Board: 1-4, 6, 8, 9, 10 Board of Building Standards: 1-5, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): George Papandreas Company Carnegie Management and Development Corp.

Applicant Address: 27500 Detroit Rd. Suite 300 Westlake, OH 44145

Phone: (440)892-6800 (440)892-6804 E-mail: gpapandreas@carnegiecorp.com

Signature:  Date: 8/29/10

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD. 22-00B SECTION 1325.05

City of Lakewood - Revised 11-20-17 - Page 1 of 2

4

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? ☐ Yes ☐ No

Please Print or Type:

Owner/Agent Name: _____

Property Address: _____

Owner/Agent Phone: _____

Tenant Name _____ Tenant Phone _____

Owner/Agent Signature

2018 Calendar

Board of Building Standards / Architectural Board of Review / Sign Review

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-27-17	Thursday	01-04-18	Thursday	01-11-18
February	Wednesday	01-24-18	Thursday	02-01-18	Thursday	02-08-18
March	Wednesday	02-21-18	Thursday	03-01-18	Thursday	03-08-18
April	Wednesday	03-28-18	Thursday	04-05-18	Thursday	04-12-18
May	Wednesday	04-25-18	Thursday	05-03-18	Thursday	05-10-18
June	Wednesday	05-30-18	Thursday	06-07-18	Thursday	06-14-18
July	Wednesday	06-27-18	Thursday	07-05-18	Thursday	07-12-18
August	Wednesday	07-25-18	Thursday	08-02-18	Thursday	08-09-18
September	Wednesday	08-29-18	Thursday	09-06-18	Thursday	09-13-18
October	Wednesday	09-26-18	Thursday	10-04-18	Thursday	10-11-18
November	Wednesday	10-24-18	Thursday	11-01-18	Thursday	11-08-18
December	Wednesday	11-28-18	Thursday	12-06-18	Thursday	12-13-18
January	Wednesday	12-26-18	Thursday	01-03-19	Thursday	01-10-19

PLEASE NOTE: Applications are submitted to the Department of Planning and Development and are due before noon on the above indicated dates. It is recommended to submit them prior to the application deadline for review of completeness. Late or incomplete applications cannot be accepted.

Pre-Review Meetings start at 4:00 P.M. in the Auditorium of Lakewood City Hall. Use the rear northeast entrance to the Auditorium.

Review Meetings will commence at 5:30 P.M. in the Auditorium of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting in order for an application to receive review. Use the rear northeast entrance to the Auditorium.

Account: 101-0000-321.30-01

REFERENCE No. PL19-002483

DOCKET No. 02-09-19

FEE PAID \$50.00 *js check*

APPLICATION
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW

Property Address 1406 WYANDOTTE AVENUE
13701 & 13901 Detroit Ave Business Name N/A
Owner Name & Phone Stavash Family LLC/Lakewood Chrysler Plymouth Inc Owner Address 440-452-8765 / 216-403-2712
Project Description See Attached

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

☐ **Board of Building Standards – (\$25.00)**

All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

☒ **Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)**

Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

☐ **Sign Review Board – (\$25.00)**

New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

Submission Requirements:

Board of Building Standards: 1-5, 9, 10 Architectural Board of Review: 1-7, 9, 10 Sign Review: 1-4, 6, 8, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Jerome Solove Company Jerome Solove Development Inc

Applicant Address: 470 Olde Worthington Road, Suite 200 Westerville, OH 43082

Phone: 614-410-6734 Fax: 866-218-6067 E-mail: jsolove@solove.com

Signature: *Jerome N. Solove* Date: 1-30-19

OFFICE USE ONLY: Application Reviewed and Accepted by: *Alp* Date: 1/30/2019

File History:

Bldg. Dept. Remarks: Review of Design Principles (1156.05)
under Planned Development Zoning process

ORD. 22-00B SECTION 1325.05
17-17 1156.05

6

AUTHORIZATION FOR PROPERTY ACCESS

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Any dog(s) on property? Yes X No

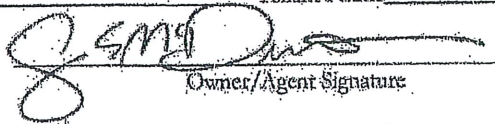
Please Print or Type:

Owner/Agent Name: Stavash Family LLC. Sean McDermott and Bill Craighead

Property Address: 13701 & 1406 Wyandotte Aveune

Owner/Agent Phone: 440-452-8765 / 216-773-0326

Tenant Name Educators Music Tenant Phone 216-272-2548


Owner/Agent Signature

2019 Calendar Board of Building Standards / Architectural Board of Review / Sign Review

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-26-18	Thursday	01-03-19	Thursday	01-10-19
February	Wednesday	01-30-19	Thursday	02-07-19	Thursday	02-14-19
March	Wednesday	02-27-19	Thursday	03-07-19	Thursday	03-14-19
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November	Wednesday	10-30-19	Thursday	11-07-19	Thursday	11-14-19
December	Wednesday	11-27-19	Thursday	12-05-19	Thursday	12-12-19
January	Wednesday	12-24-19	Thursday	01-02-20	Thursday	01-09-20

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Any dog(s) on property? Yes ☒ No ☐

Please Print or Type:

Owner/Agent Name:

Cathy Schuster/Lakewood Chrysler Plymouth Inc. Agent

Property Address:

13901 Detroit Avenue Lakewood, OH 44107

Owner/Agent Phone:

216-403-2712

Tenant Name

N/A

Tenant Phone

N/A

Cathy V. Schuster
Owner/Agent Signature

2019 Calendar

Board of Building Standards / Architectural Board of Review / Sign Review

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Account: 101-0000-321, 30-01

REFERENCE No. PL19-002504

DOCKET No. 03-20-19

FEE PAID \$50.00 js clerk

APPLICATION
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW

Property Address 16000 Detroit Ave + 15801 Detroit Ave. Business Name Steve Barry Buick

Owner Name & Phone Fairlane Realty Company Inc Owner Address 16000 Detroit Ave

Project Description See Attached

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

☐ **Board of Building Standards – (\$25.00)**

All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

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Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

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Architectural Board of Review: 1-7, 9, 10

Sign Review: 1-4, 6, 8, 9, 10

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8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Jerome Solove Company JSDI

Applicant Address: 470 Olde Worthington Rd, Suite 200 Westerville, OH 43082

Phone: 614-410-6734 Fax: 866-218-6067 E-mail: jsolove@solove.com

Signature:  Date: 2-19-19

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg Dept. Remarks: _____

ORD. 22-003 SECTION 1325.05

9

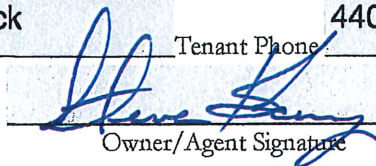
AUTHORIZATION FOR PROPERTY ACCESS

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Any dog(s) on property? ☐ Yes ☒ No

Please Print or Type:

Owner/Agent Name: Fairlane Realty Company Inc / Steve Barry
 Property Address: 16000 Detroit Ave
440-532-0453
 Owner/Agent Phone: 440-532-0453
 Tenant Name: Steve Barry Buick Tenant Phone: 440-532-0453


 Owner/Agent Signature

2019 Calendar Board of Building Standards / Architectural Board of Review / Sign Review

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December	Wednesday	11-27-19	Thursday	12-05-19	Thursday	12-12-19
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Account: 101-0000-321. 30-01

REFERENCE No. PL19-002560-ABR
DOCKET No. 04-33-19 A, S
FEE PAID \$50.00 \$25.00 js cc-ABR cc-Sign

APPLICATION
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW

Property Address 15408 & 15410 Madison Business Name Book Brothers

Owner Name & Phone Chris Elfers Owner Address _____

Project Description Add awnings and signage. Modifications to storefront system.

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

☐ **Board of Building Standards – (\$25.00)**
All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

☒ **Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)**
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1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Chris Elfers Company Book Brothers

Applicant Address: 15408 Madison Avenue

Phone: (419) 357 9005 Fax: _____ E-mail: christopherelfers@gmail.com

Signature: Chris Elfers Date: _____

OFFICE USE ONLY: Application Reviewed and Accepted by: Alp Gy Date: 3/15/2019

File History: _____

Bldg. Dept. Remarks: _____

22-00B 1325.05
ORD. 2-16 SECTION 1329.05, 1329.12 (4)

11

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes X No

Please Print or Type:

Owner/Agent Name: _____

Property Address: _____

Owner/Agent Phone: _____

Tenant Name _____ Tenant Phone _____

Owner/Agent Signature

2019 Calendar

Board of Building Standards / Architectural Board of Review / Sign Review

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
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Account: 101-0000-321. 30-01

REFERENCE No. PL19-002570

DOCKET No. 05-37-19

FEE PAID \$25.00 *js check*

APPLICATION
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW

Demo

Property Address 13880 Edgewater Business Name _____

Owner Name & Phone Steve Tomasone Owner Address 7231 Forestwood Dr Independence

Project Description Single Family Home (216)-857-5912 *Ohio 44131*

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

☐ **Board of Building Standards - (\$25.00)**

All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

☒ **Architectural Board of Review - (Commercial \$50.00, Residential \$25.00)**

Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

☐ **Sign Review Board - (\$25.00)**

New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

Submission Requirements:

Board of Building Standards: 1-5, 9, 10 Architectural Board of Review: 1-7, 9, 10 Sign Review: 1-4, 6, 8, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): STEVEN TOMASONE Company _____

Applicant Address: 7231 Forestwood Dr Independence Ohio 44131

Phone: 216-857-5912 Fax: 216-524-6379 E-mail: STASouthwest@coinc.com

Signature: _____ Date: 4-8-19

OFFICE USE ONLY: Application Reviewed and Accepted by: AKG Date: 4/26/2019

File History: _____

Bldg. Dept. Remarks: Reviewed frontage. Has frontage on Edgewater
via contiguous ownership.

ORD. 22-00B SECTION 1325.05

13

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/ Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes X No

Please Print or Type:

Owner/Agent Name:

Steven Tomesone

Property Address:

13880 Edgewater Dr.

Owner/Agent Phone:


216-857-5912

Tenant Name

N/A

Tenant Phone

N/A


Owner/Agent Signature

2019 Calendar

Board of Building Standards / Architectural Board of Review / Sign Review

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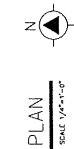
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[illegible]

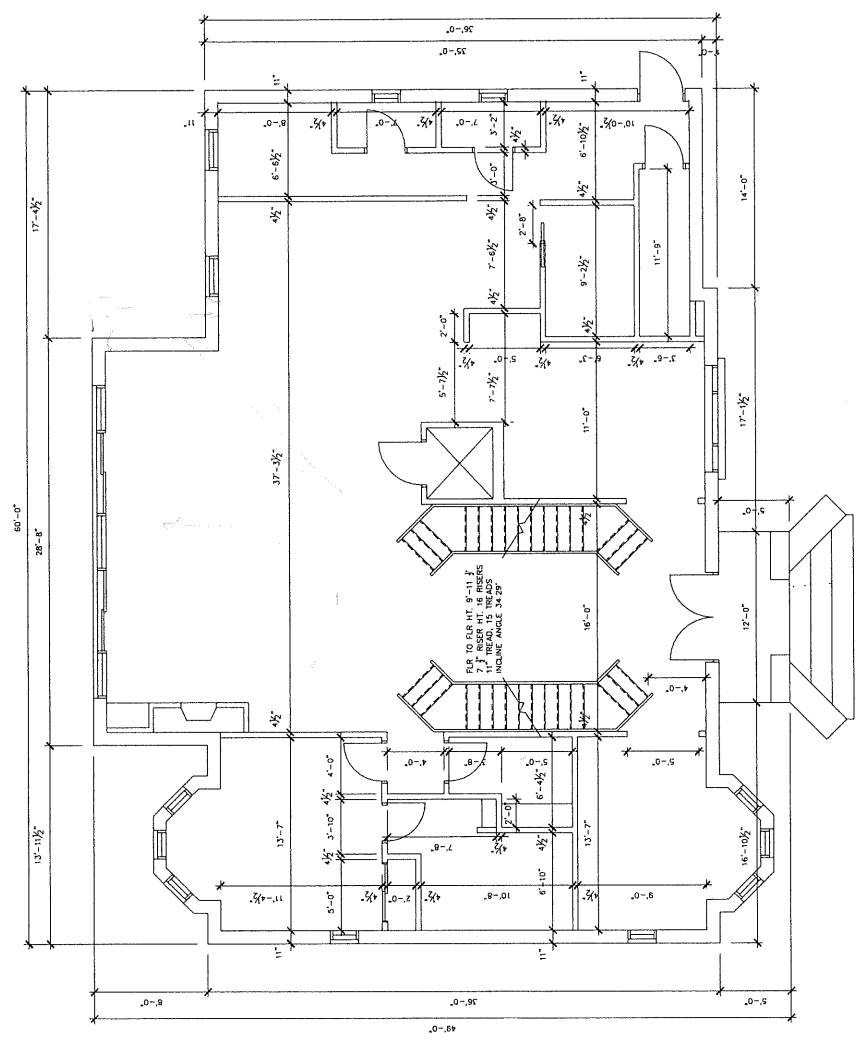
PROPOSE FRONT ELEVATION

Exp. 11 Nov. 1901.

15



FIRST FLOOR PLAN



X-A		SHEET 160	
FIRST FLOOR PLAN			
NEW RESIDENT			
EDGEWATER DRIVE			
LAKEWOOD, OHIO 441			
DRAWN BY			
CHECKED BY			
DATE			
X/X/X			
PHONE: 216-524-6068			
FAX NO. 216-524-6072			
R.C.U. ARCHITECTS			
7311 VALLEY VIEW DRIVE CLEVELAND, OHIO 44131			

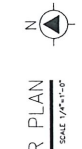




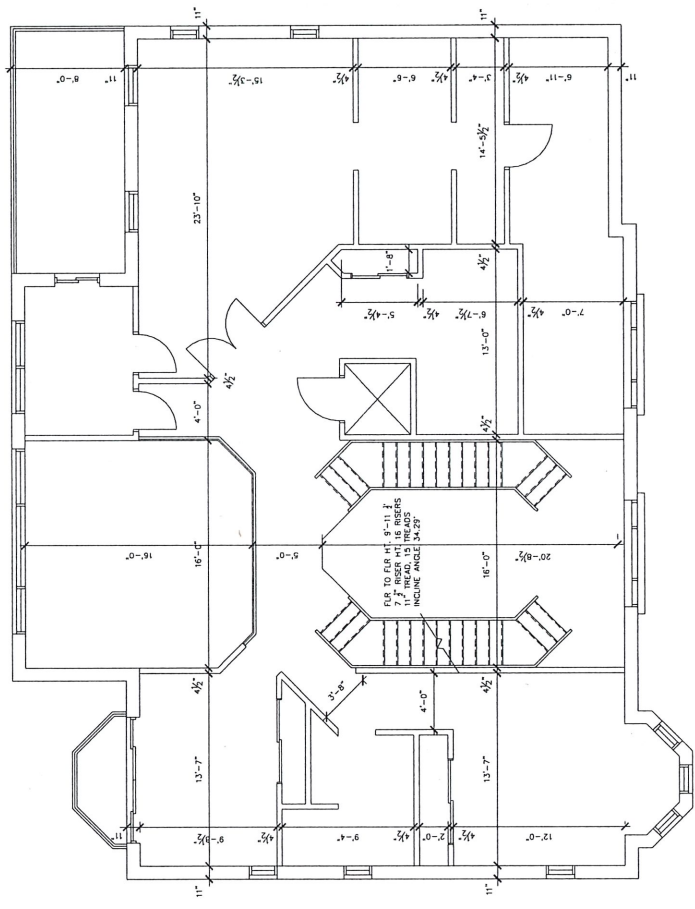
R.C.U. ARCHITECTS
7311 VALLEY VIEW DRIVE CLEVELAND, OHIO 44131
PHONE: 216-524-6068
FAX NO. 216-524-6072

DATE	10/01/01
DRAWN BY	X/X/X
CHECKED BY	X/X/X

NEW RESIDENT
EDGEWATER DRIVE
LAKEWOOD, OHIO 44131



SECOND FLOOR PLAN



13000 Edge water Dr. Lake wood Demo



Old Home

Not Exactly OF new Home





**APPLICATION
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
BOARD OF BUILDING STANDARDS**

Property Address 2048 Lark St. Business Name _____Owner Name & Phone Conrad Wilkinson Owner Address 2048 Lark StProject Description Add 6'x6' second story balcony with stairs. Remove window and adding 36" exterior door

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)☒ **Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)**

Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

☐ **Sign Review Board – (\$25.00)**

New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

☐ **Board of Building Standards – (\$25.00)**

All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

Submission Requirements:

Architectural Board of Review: 1-7, 9, 10

Sign Review Board: 1-4, 6, 8, 9, 10

Board of Building Standards: 1 -5, 9, 10

1. ✓ A detailed written description of the request signed by the applicant/owner.
2. ✓ Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples. → done at discussion
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11) picture is fine
8. ~~Scaled~~ and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Conrad Wilkinson Company _____Applicant Address: 2048 Lark St Lakewood OH 44107Phone: 440-725-1103 Fax: _____ E-mail: WilkinsonConrad@yahoo.comSignature: C-1 2nd Date: 4-12-19**OFFICE USE ONLY:** Application Reviewed and Accepted by: ALP Date: 4/26/2019

File History: _____

Bldg. Dept. Remarks: Need railing details.

AUTHORIZATION FOR PROPERTY ACCESS

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Any dog(s) on property? X Yes _____ No

Please Print or Type:

Owner/Agent Name:

Conrad Wilkinson

Property Address:

2048 Lark St. Lakewood OH 44107

Owner/Agent Phone:

440-725-1103

Tenant Name

Tenant Phone

C. Wilkinson
Owner/Agent Signature

2019 Calendar

Board of Building Standards / Architectural Board of Review / Sign Review

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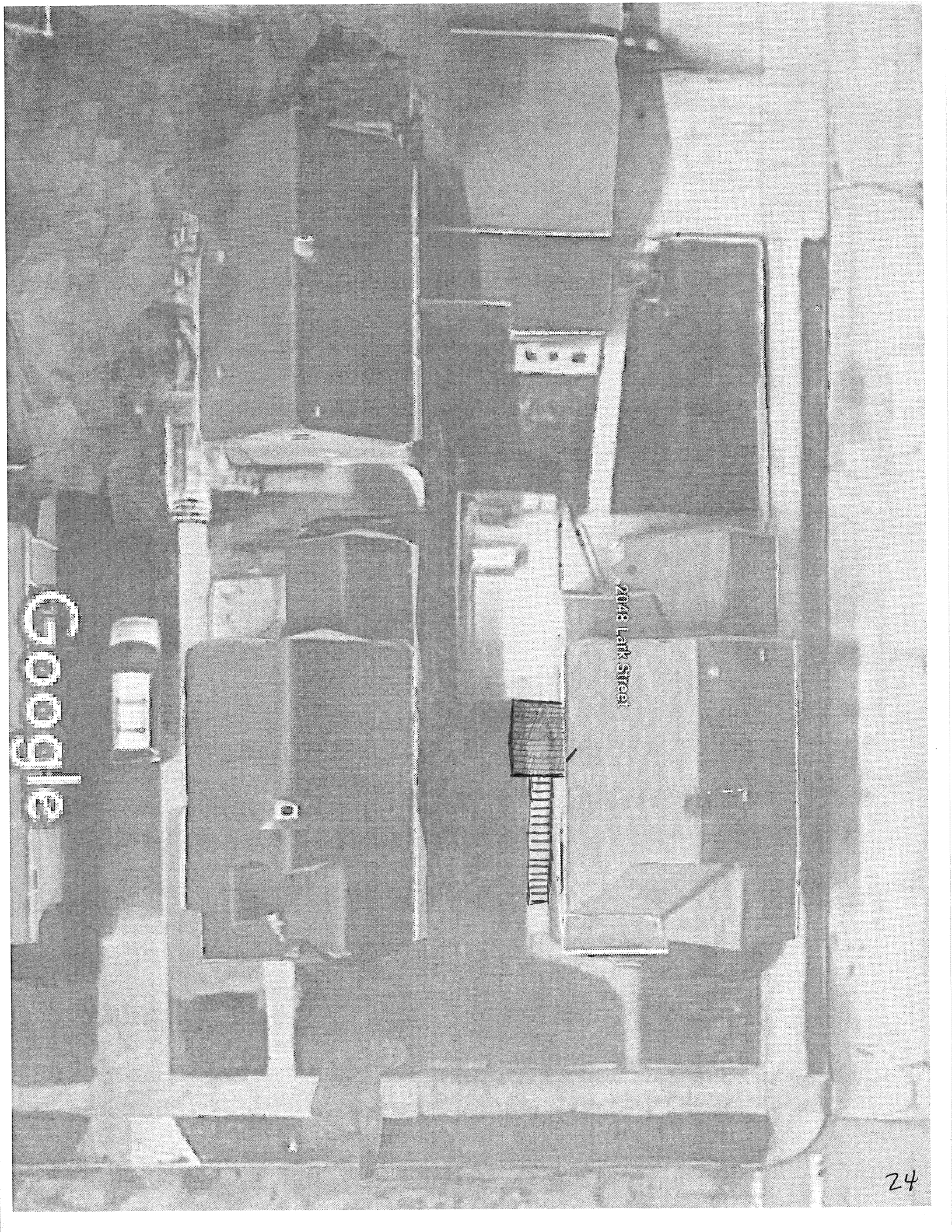
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21448 Lark Street

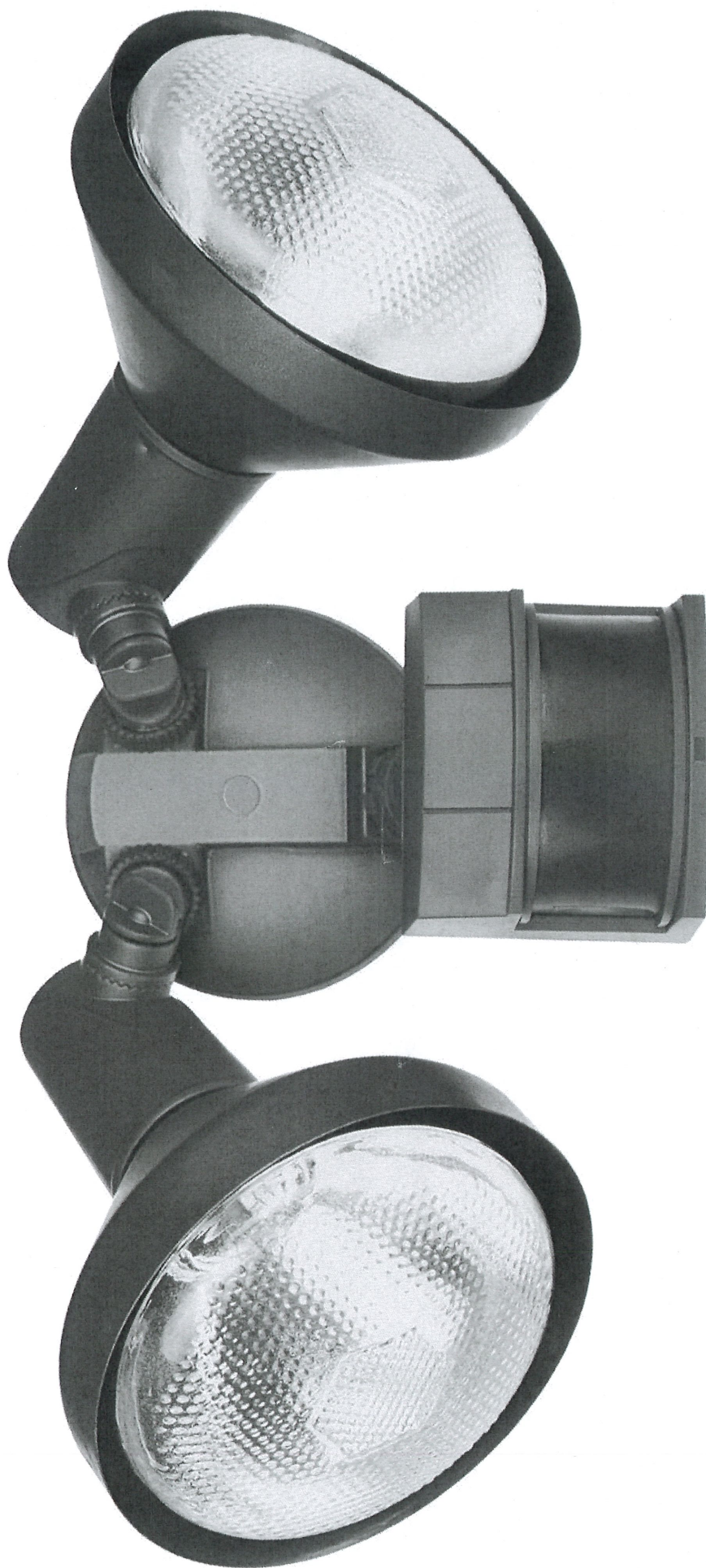
Google



Google Maps 2048 Lark St



Image capture: Aug 2014 © 2019 Google



Account: 101-0000-321. 30-01

REFERENCE No. PL19-002572

DOCKET No. 05-39-19

FEE PAID \$50.00 js CC

APPLICATION
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW

Property Address 14018 Detroit Ave Business Name Winking Lizard Tavern

Owner Name & Phone Jim Owner Address 25380 Miles Rd

Project Description NEW DOOR, REPLACE PART BEFORE HTS OFF 4/4/16
SIDE WITH WOOD.

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

☐ Board of Building Standards - (\$25.00)

All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

☒ Architectural Board of Review - (Commercial \$50.00 Residential \$25.00)

Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

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4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11) **PDF**
6. Material samples. → Cut sheet of door
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): JAMES A. GALLAN Company WINKING LIZARD INC.

Applicant Address: 25380 Miles Rd Bedford Hts Ohio 44116

Phone: 216 469 1670 Fax: 216 831 7999 E-mail: JCEWINKINGLIZARD.COM

Signature: [Signature] Date: 4/9/2019

OFFICE USE ONLY: Application Reviewed and Accepted by: ALG Date: 4/26/2019

File History: _____

Bldg. Dept. Remarks: Need details on wood screen.

ORD. 22-00B SECTION 1325-05

27

AUTHORIZATION FOR PROPERTY ACCESS

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Any dog(s) on property? _____ Yes ☒ No

Please Print or Type:

Owner/Agent Name: _____

Property Address: _____

Owner/Agent Phone: _____

Tenant Name _____

Tenant Phone _____

Owner/Agent Signature _____

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Board of Building Standards / Architectural Board of Review / Sign Review

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OUT-SWING DOOR

DESIGN DATA

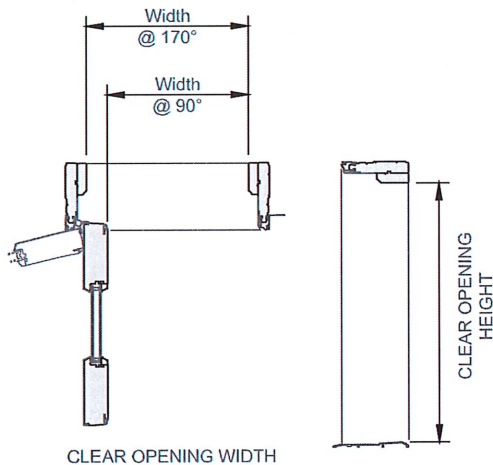
Commercial Aluminum-Clad Exteriors



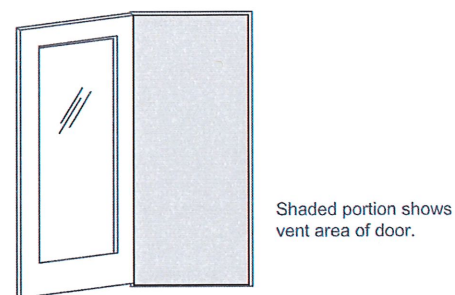
COMMERCIAL ALUMINUM ENDURA CLAD® EXTERIOR ALUMINUM CLADDING

	Clad Units		Clear Opening (Inches)			Visible Glass Ft²		Standard Glass Thickness (mm) Tempered
			Width ₁		Height	Without Rail	With Rail	
			Open 170°	Open 90°				
7' 2" DOORS	3886	F	—	—	—	10.3	9.3	3
	3886	L/R	34	32-5/16	83-3/4	10.3	9.3	3
	7486	AA	70 / 34-15/16	65-7/8 / 32-7/8	83-3/4	20.6	18.7	3
8' 0" DOORS	3896	F	—	—	—	11.8	10.9	3
	3896	L/R	34	32-5/16	93-3/4	11.8	10.9	3
	7496	AA	70 / 34-15/16	65-7/8 / 32-7/8	93-3/4	23.7	21.8	3
SIDELIGHTS	2186	S/L	—	—	—	6.1	5.5	3
	2196	S/L	—	—	—	7.0	6.5	3
	2786	S/L	—	—	—	8.8	7.9	3
	2796	S/L	—	—	—	10.1	9.2	3
	3386	S/L	—	—	—	11.4	10.3	3
	3396	S/L	—	—	—	13.1	12.0	3

Clear Opening Schematic



Vent Area Schematic



(—) = Not applicable

(1) All dimensions are approximate to the nearest 1/16". The second value, where shown, provides the clear opening for the active panel only.

All doors are glazed with 3mm tempered glass.

To convert areas to square meters (m²), multiply square feet by 0.0929.



OUT-SWING DOOR

HARDWARE PARAMETERS AND RECOMMENDATIONS

Commercial Aluminum-Clad Exteriors



Pella Architect Series Commercial Out-Swing Doors are not supplied with locking hardware, closers, panic hardware, push plates or kick plates. Use the following guidelines when selecting these hardware items from your hardware supplier.

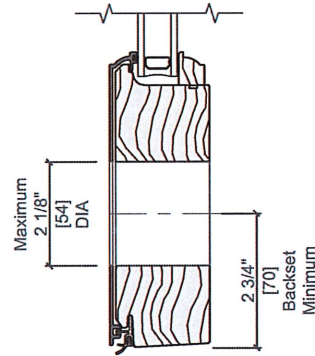
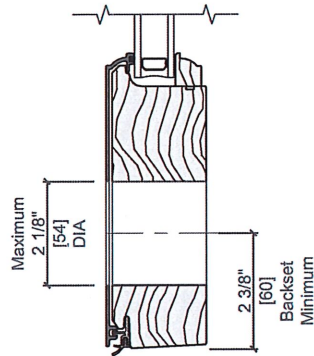
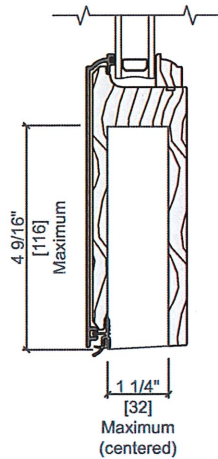
Mortise Locks: Maximum mortise rout dimensions are shown below for commercial doors with standard stile dimensions. Maximum height of the mortise rout is 10 inches. Rout should be sealed before the locks are installed for added moisture protection.

Cylinder Locks: Maximum diameter of cylinder lock bore is 2-1/8". Minimum backset is 2-3/8"; maximum backset is 2-3/4".

Door Closers: When door closers are being used, Pella recommends the use of surface applied door closers with mounting devices that anchor into the structural header of the rough opening. Devices that anchor to the door frame only are not approved for use on Pella doors. Concealed closers that are routed into the top of the door panel are not recommended.

Exit Devices: When exit devices are used, Pella recommends the use of surface mounted vertical rod hardware. Concealed vertical rod hardware is not recommended.

Kick plates and push plates: In commercial applications, Pella recommends the use of kick plates and push plates to protect the wood veneer.





OUT-SWING DOOR

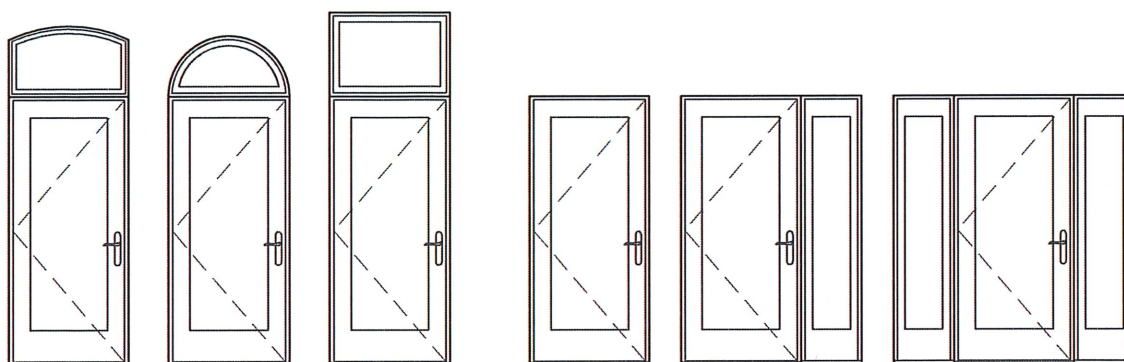
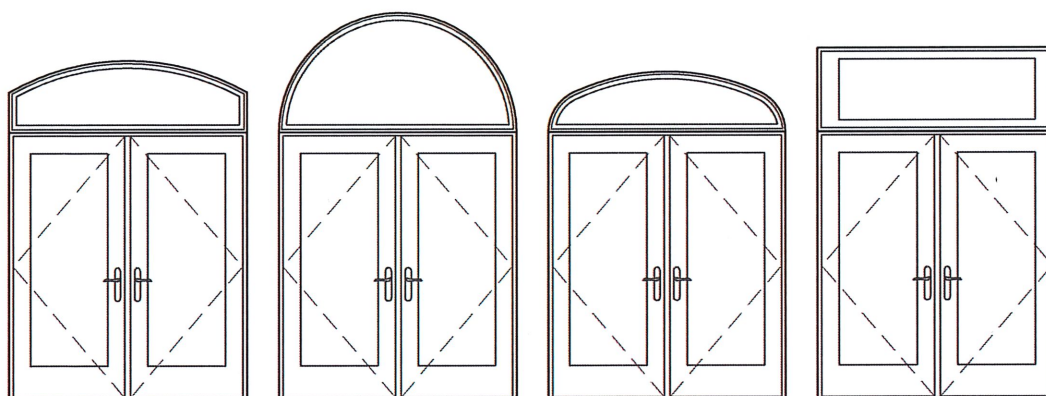
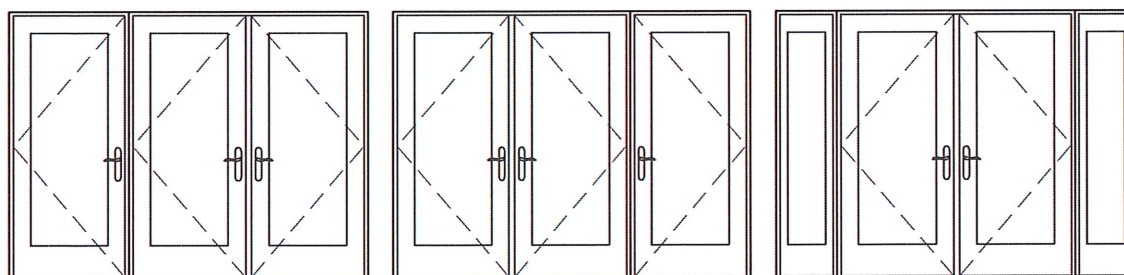
COMBINATION ASSEMBLIES



Combinations are a great way to create visual interest in any project. A combination is an assembly formed by two or more separate windows or doors whose frames are mullied together by a combination or reinforcing mullion.

Pella door combinations are available in an endless variety of arrangements. Below are available factory-assembled combinations. Some units can be fixed or vent depending on availability. See the Performance and Installation section for typical combinations and requirements and limitations related to mulling various combinations.

Contact your local Pella sales representative for more information.

Arch Head over
SingleHalf Circle over
SingleTransom over
Single₁Single with
Left SidelightSingle with
Right SidelightSingle with
Double SidelightArch Head over
DoubleHalf Circle over
DoubleElliptical over
DoubleTransom over
DoubleDouble with
Single LeftDouble with
Single RightDouble with
Double Sidelights

(1) Other rectangular profiles are also available as combination options.



Click to view Clad-Wood Combinations Sections

• [Combination Recommendations Downloadable PDF.](#)

Account: 101-0000-321. 30-01

REFERENCE No. PL19-002573

DOCKET No. 05-40-19

FEE PAID \$50.00 js check

**APPLICATION
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**

Property Address 13715 MADISON AVE Business Name Angelo's Pizza
 Owner Name & Phone TOM KESS Owner Address 29837 DEVONSHIRE OVAL, WESTLAKE
 Project Description changing FENCE FROM METAL TO WOOD

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

☒ **Board of Building Standards - (\$25.00)**

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3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
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5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Thomas Kess Company Angelo's Pizza

Applicant Address: 13715 Madison Ave Lakewood, OH 44107

Phone: 941-830-2782 Fax: 216/228-3347 E-mail: skess1720@comcast.net

Signature: [Signature] Secretary/Treasurer Date: 4/19/19

OFFICE USE ONLY: Application Reviewed and Accepted by: Alp Z Date: 4/26/2019

File History: _____

Bldg. Dept. Remarks: _____

ORD. 22-00B SECTION 1325.05

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AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Review/Sign Review Board/Board of Building Standards applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? Yes ☒ No**Please Print or Type:**Owner/Agent Name: Thomas KessProperty Address: 13715 Madison Ave Lakewood OH 44107Owner/Agent Phone: Thomas Kess 216-406-1980 Sandra Kess 941-830-2782Tenant Name: Angelo's PizzaTenant Phone: 216-221-0440

Sandra Kess Secretary/Treasurer
 CO-Owner/Agent Signature

2019 Calendar**Board of Building Standards / Architectural Board of Review / Sign Review**

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-26-18	Thursday	01-03-19	Thursday	01-10-19
February	Wednesday	01-30-19	Thursday	02-07-19	Thursday	02-14-19
March	Wednesday	02-27-19	Thursday	03-07-19	Thursday	03-14-19
April	Wednesday	03-27-19	Thursday	04-04-19	Thursday	04-11-19
May	Wednesday	04-24-19	Thursday	05-02-19	Thursday	05-09-19
June	Wednesday	05-29-19	Thursday	06-06-19	Thursday	06-13-19
July	Wednesday	06-26-19	Tuesday	07-02-19	Thursday	07-11-19
August	Wednesday	07-24-19	Thursday	08-01-19	Thursday	08-08-19
September	Wednesday	08-28-19	Thursday	09-05-19	Thursday	09-12-19
October	Wednesday	09-25-19	Thursday	10-03-19	Thursday	10-10-19
November	Wednesday	10-30-19	Thursday	11-07-19	Thursday	11-14-19
December	Wednesday	11-27-19	Thursday	12-05-19	Thursday	12-12-19
January	Wednesday	12-24-19	Thursday	01-02-20	Thursday	01-09-20

PLEASE NOTE: Applications are submitted to the Department of Planning and Development and are due before noon on the above indicated dates. It is recommended to submit them prior to the application deadline for review of completeness. Late or incomplete applications cannot be accepted.

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Review Meetings will commence at 5:30 P.M. in the Auditorium of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting in order for an application to receive review. Use the rear northeast entrance to the Auditorium.

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ANGELO'S PIZZA PATIO FENCE

ACCESS TO PATIO

ENTRANCE TO RESTAURANT

WASCANT

STOP SIGN

SIDE WALK

MADISON ST

1- 1X1 PT BOXES 15-32X6 PT 2X1 W/STAKEHOLD

2- 4X4 PT DECK POST

3- PRE-BUILT HANDRAIL 6' SECTION

4- 2X4 BLACK ZAIL BRACKET

5- TAN SCREW 2 1/2 IN

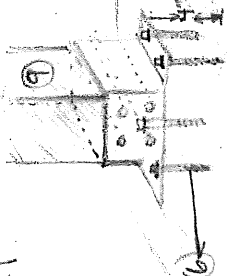
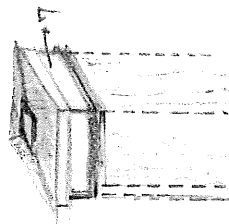
6- TAPCON 3/8 X 4"

7- AGED SOLID POST

8- PT MOULDED HAND RAIL

9- STEEL E-Z BASE

DESIGN BY DIEGO LOPEZ
DX ENTERPRISES, LLC
CEL 440-897-8778









APPLICATION
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW

Property Address 15625 Detroit Ave Business Name Lindeys LAKE BAR
Owner Name & Phone Allen Doody Owner Address 38660 Hunting Hill Farm, de
Chagrin Falls, OH 44022
Project Description sign for new restaurant

Incomplete or Late Applications will not be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)☐ **Board of Building Standards – (\$25.00)**

All requests for variances to the Building Code. See Building Code Chapter 1327 for complete regulations.

☐ **Architectural Board of Review – (Commercial \$50.00, Residential \$25.00)**

Examples: Modifications to the exterior of a building, new construction, commercial landscaping, installation or modification of fencing, parking lot modification. See Building Code Chapter 1327 for complete regulations.

☒ **Sign Review Board – (\$25.00)**

New signs and modifications, replacement or upgrades to existing sign. See Chapter 1329 for sign regulations.

Submission Requirements:

Board of Building Standards: 1 -5, 9, 10 Architectural Board of Review: 1-7, 9, 10 Sign Review: 1-4, 6, 8, 9, 10

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of Authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11)
6. Material samples.
7. Manufacturer's cut sheets for lighting, fencing and any other architectural element. (1 copy color, 8.5 x 11)
8. Scaled and dimensioned drawings of all signage including location, colors and materials. (1 copy color, 8.5 x 11)
9. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form)
10. Fee(s)

Applicant Name (Print Clearly): Matthew Christopher Company MPAC Construction

Applicant Address: 4732 E High St Mantua OH 44255

Phone: (330) 524-8886 Fax: _____ E-mail: mcmconstruction@gmail

Signature: Matthew Christopher Date: 4/25/19

OFFICE USE ONLY: Application Reviewed and Accepted by: Ady G Date: 4/26/2019

File History: _____

Bldg. Dept. Remarks: _____

ORD. 2-16 SECTION 1329.05, 1329.12(d)

AUTHORIZATION FOR PROPERTY ACCESS

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Any dog(s) on property? _____ Yes X No

Please Print or Type:

Owner/Agent Name: Matthew Christopher

Property Address: 15625 Detroit Ave

Owner/Agent Phone: (330) 524-0886

Tenant Name Lindeys LAKE BAR Tenant Phone _____

Matthew Christopher
Owner/Agent Signature

2019 Calendar

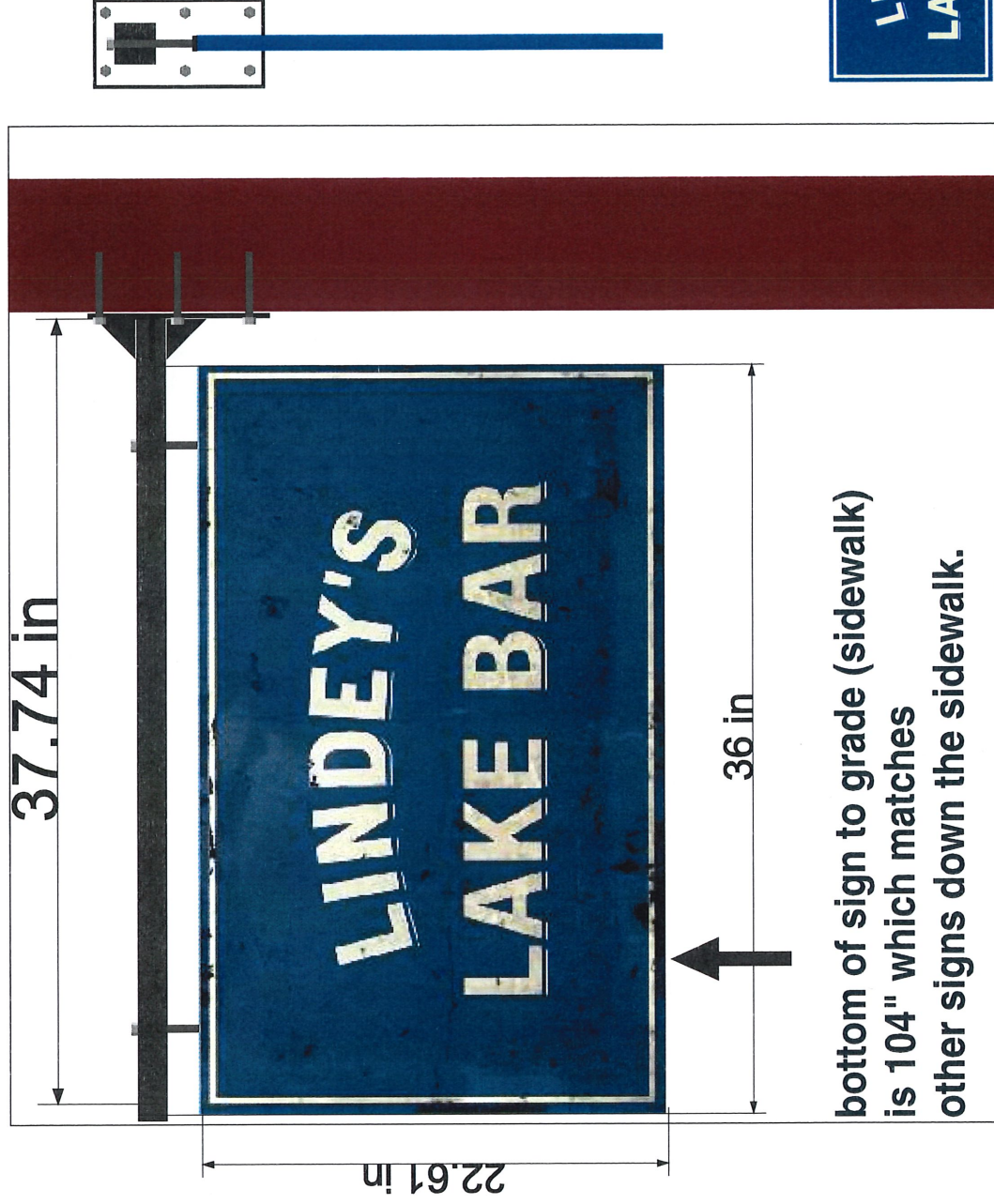
Board of Building Standards / Architectural Board of Review / Sign Review

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3/4" mdo plywood panel w/ distress , weathered,painted
background and lettering to match original art. Welded

LINDEY'S LAKE BAR



Call 1-800-4-TYLER WWW.CONSTRUCTIONTYLER.COM
PDP The miracles of science

north side

LINDEY'S
LAKE BAR

west side

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